

Local Market Update – January 2021

A RESEARCH TOOL PROVIDED BY THE GREATER CAPITAL ASSOCIATION OF REALTORS®



Saratoga County

- 33.2%

+ 15.2%

+ 13.0%

Change in
New Listings

Change in
Closed Sales

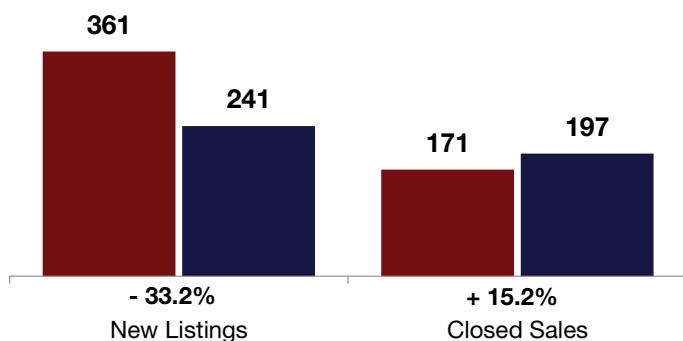
Change in
Median Sales Price

	January			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
New Listings	361	241	- 33.2%	361	241	- 33.2%
Closed Sales	171	197	+ 15.2%	171	197	+ 15.2%
Median Sales Price*	\$287,500	\$325,000	+ 13.0%	\$287,500	\$325,000	+ 13.0%
Percent of Original List Price Received*	95.0%	98.6%	+ 3.8%	95.0%	98.6%	+ 3.8%
Days on Market Until Sale	68	27	- 59.9%	68	27	- 59.9%
Inventory of Homes for Sale	1,186	671	- 43.4%	--	--	--
Months Supply of Inventory	4.6	2.4	- 48.2%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

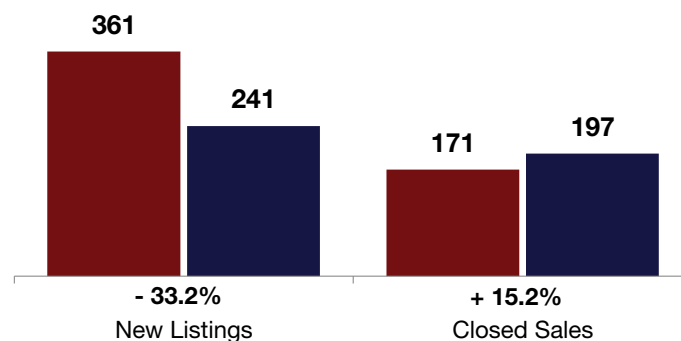
January

■ 2020 ■ 2021

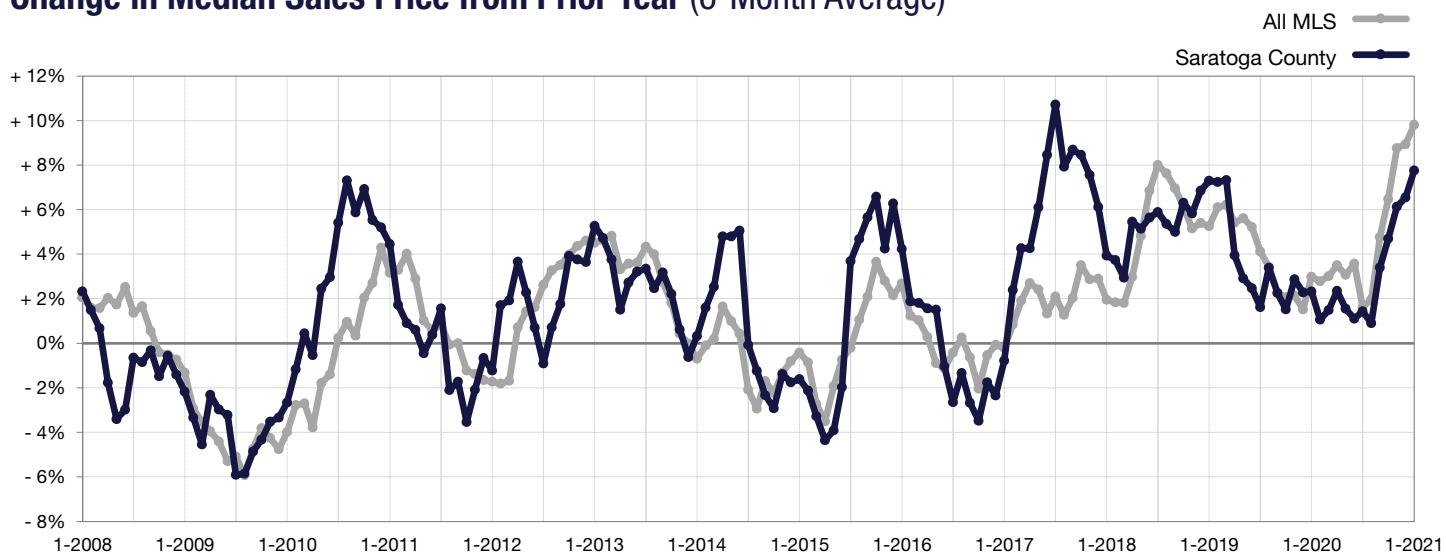


Year to Date

■ 2020 ■ 2021



Change in Median Sales Price from Prior Year (6-Month Average)**



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.